



# **FREDERICK COUNTY PLANNING COMMISSION**

**August 8, 2012 - Hearing date**

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**TITLE:** **Coffman Recycling Service**

**FILE NUMBER:** **SP-78-04, AP-12597, APFO-12598 & FRO-12599**

**REQUEST:** **Site Plan, AP, APFO, FRO Approval**  
The Applicant is requesting site plan approval for a 5,400 square foot recycling pick-up and distribution center to occupy two proposed buildings, on a 2.94-acre site.

**PROJECT INFORMATION:**

**ADDRESS/LOCATION:** Reichs Ford Road, north of Hillmark Court

**TAX MAP/PARCEL:** Tax Map 77, Parcel 181  
**COMP. PLAN:** General Industrial  
**ZONING:** General Industrial  
**PLANNING REGION:** Frederick  
**WATER/SEWER:** W-5/S-5

**APPLICANT/REPRESENTATIVES:**

**APPLICANT:** Coffman Recycling Service, LLC.  
**OWNER:** RFR, LLC  
**ENGINEER:** Terra Solutions, Inc.  
**ARCHITECT:** N/A  
**ATTORNEY:** N/A

**STAFF:** Tolson DeSa

**RECOMMENDATION:** Conditional Approval

**Graphics:**

1. Building Location Map
2. Site Plan Rendering
3. Zoning Map

# STAFF REPORT

## ISSUE

The Applicant is requesting site plan approval for a 5,400 square foot recycling pick-up and distribution center to occupy two proposed buildings, on a 2.94-acre site.

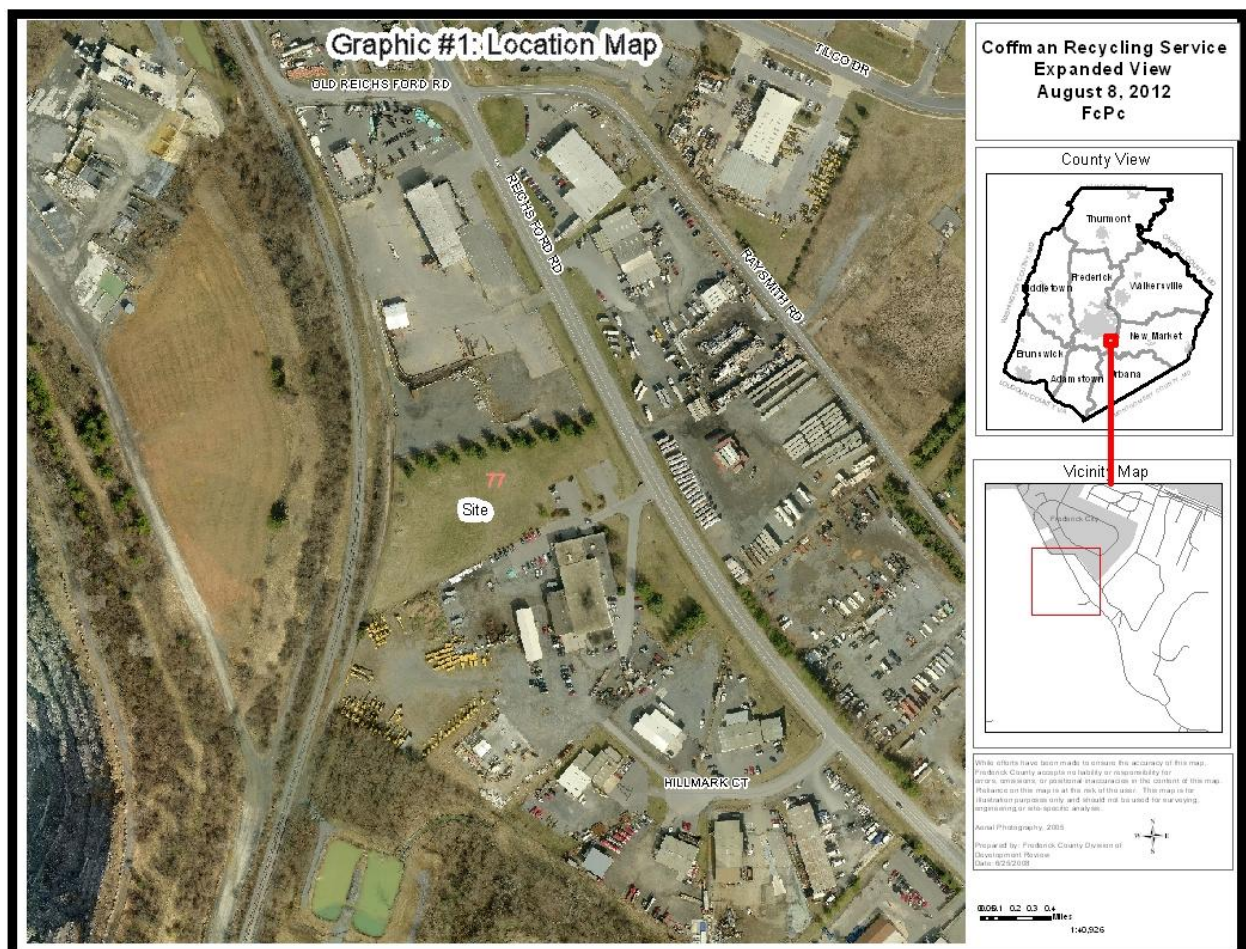
The proposed use is being reviewed as a "Recycling Pick-up and Distribution Center" land use under the heading of *Solid Waste Operation* per §1-19-5.310 Use Table in the Zoning Ordinance and is a principal permitted use in the General Industrial Zoning District subject to site development plan approval.

This development plan is separated into two phases. Phase 1 will include the construction of the commercial site entrance off Reichs Ford Road, the initial checkpoint trailer, the weighing scales, and the stormwater management facility. The second phase will include the construction of the 5,000 square foot office structure and the associated 17 parking spaces.

## BACKGROUND

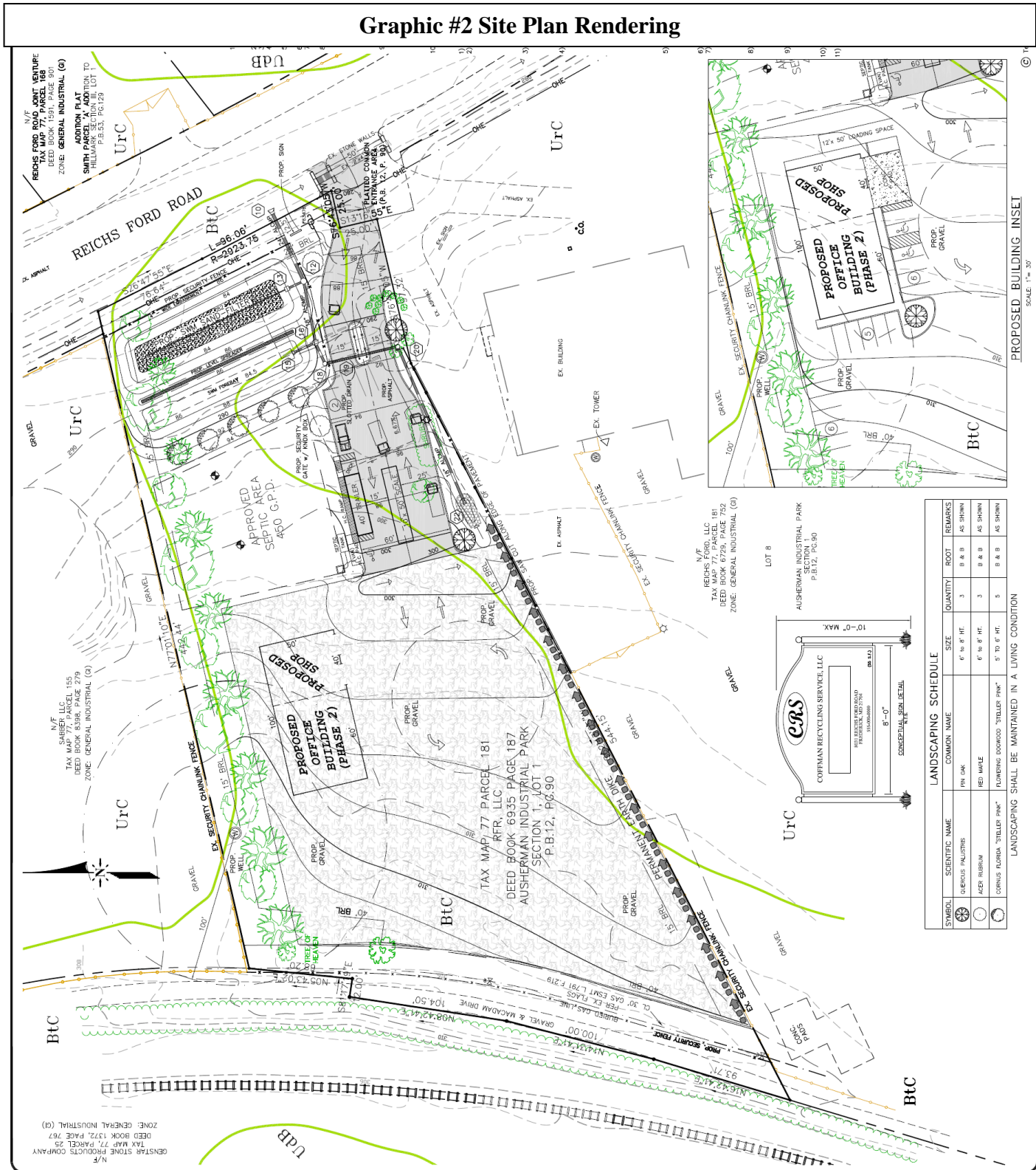
This site was originally created as Lot 1 within Ausherman Industrial Park. The subdivision included the adjacent parcel to the south as well as all six lots surrounding Hillmark Court. The subdivision was recorded in Plat Book 12, Plat 90 on November of 1975; therefore, Lot 1 is a legal lot of record (Deed Book 6935, Page 187).

The site is currently zoned General Industrial with a County Comprehensive Plan land use designation of General Industrial, the site is currently vacant. See Graphic #3 Zoning Map below.



The existing site is a vacant, undeveloped green field. There are two overflow parking areas located on the property that are no longer in use and will be demolished as part of this application. The proposed use located on Lot 1 as well as the existing use located on Lot 8 will share a common access drive off of Reichs Ford Road. This common entrance is platted in plat book 12, page 90.

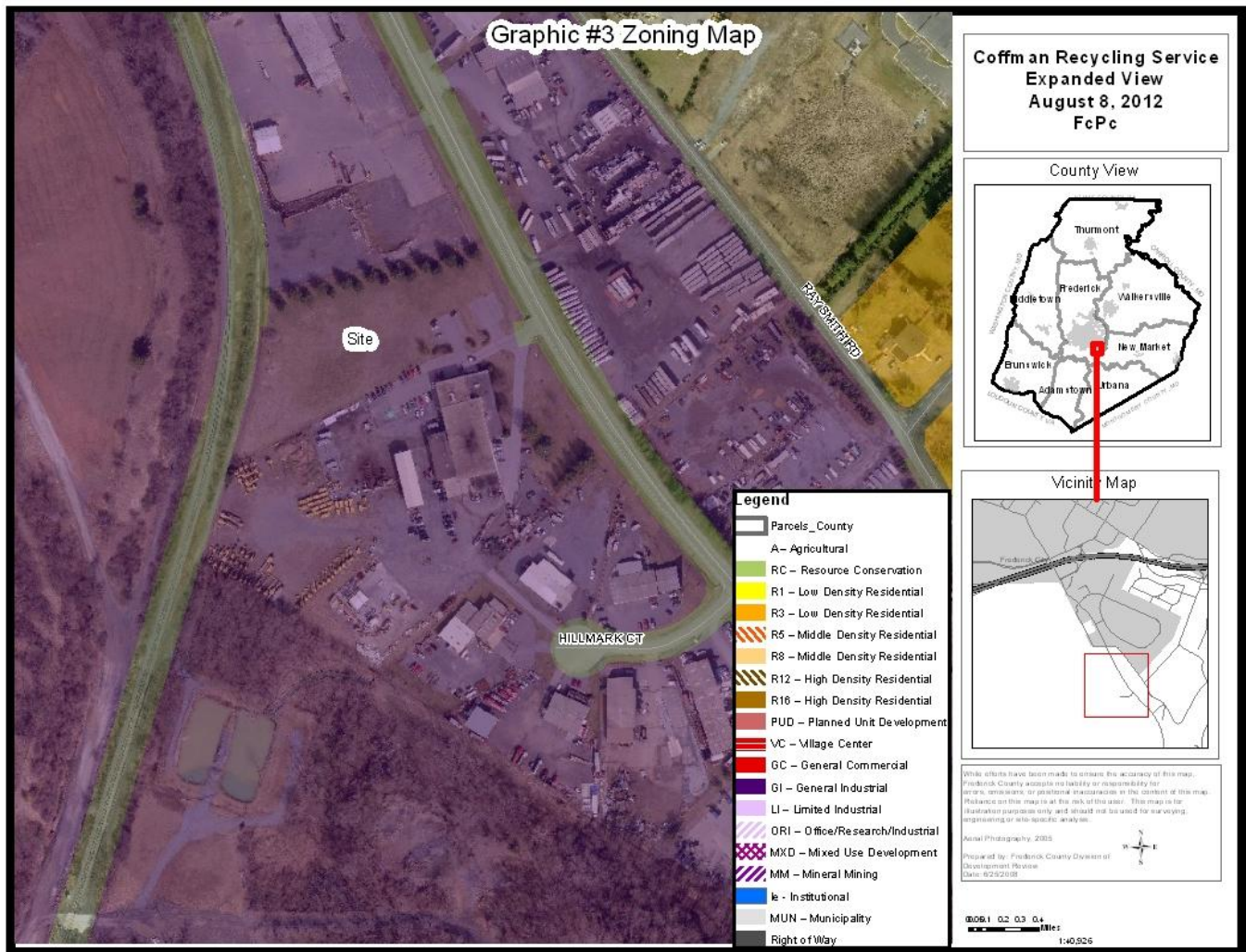
Graphic #2 Site Plan Rendering





## ANALYSIS

The site is currently a vacant green space. There are two unused overflow parking areas for the adjacent business located on the site. These parking areas are not in use and will be demolished as part of this development application. The proposed use on Lot 1 will share a common entrance off of Reichs Ford Road with the adjacent Lot 8.



Site Development Plan Approval is granted based upon the criteria found in §1-19-3.300.4 Site Plan Review Approval Criteria of the Frederick County zoning ordinance.

**Site Development §1-19-3.300.4 (A):** Existing and anticipated surrounding land uses have been adequately considered in the design of the development and negative impacts have been minimized through such means as building placement or scale, landscaping, or screening, and an evaluation of lighting. Anticipated surrounding uses shall be determined based upon existing zoning and land use designations.

## **Findings/Conclusions**

1. **Dimensional Requirements/Bulk Standards §1-19-7.500.B.3.:** The site adheres to the setback requirements set forth in the Zoning Ordinance Section 1-19-6.100 for the General Industrial zoning district.

Setbacks for all new structures are as follows: Front Yard: 25 feet, Side Yard: 15 feet, Rear Yard: 40 feet. The structures shown on the site plan adhere to the required setbacks of the zoning district.

2. **Signage §1-19-6.300:** The site adheres to the signage requirements set forth in Zoning Ordinance Section 1-19-6.320. Maximum signage allowed for the use located on this parcel is 77 square feet. The Applicant is proposing a 55 square foot sign, to be located adjacent to the access drive.
3. **Landscaping §1-19-6.400:** Landscaping is required in relation to the proposed improvements or additions that are occurring on site.

The site is currently landscaped with a significant number of trees and shrubs, which provide visual interest as well as screening along the northern property boundary, all of which will be preserved as part of this application. The Applicant is proposing to add 11 deciduous trees throughout the site in order to provide visual interest as well as provide a visual buffer from Reichs Ford Road into the site.

4. **Lighting §1-19-6.500:** According to the site plan submitted by the Applicant all lighting will be building mounted and shall be cast down to prevent glare onto adjoining roads and properties in accordance with Zoning Ordinance Section 1-19-6.500. Lighting height will be a maximum of 24 feet. There will be no light trespass over 0.5-foot candles at the property line. The Applicant is proposing a residential style light at the entrance to the 40' trailer, no additional site lighting is proposed at this time.

***Transportation and Parking §1-19-3.300.4 (B):*** *The transportation system and parking areas are adequate to serve the proposed use in addition to existing uses by providing safe and efficient circulation, and design consideration that maximizes connections with surrounding land uses and accommodates public transit facilities. Evaluation factors include: on-street parking impacts, off-street parking and loading design, access location and design, vehicular, bicycle, and pedestrian circulation and safety, and existing or planned transit facilities.*

## **Findings/Conclusions**

1. **Access/Circulation:** The site is located on Reichs Ford Road, an existing paved, collector road as shown on the County Comprehensive Plan (2010).

The proposed use located on Lot 1 as well as the existing use located on Lot 8 will share a common access drive off of Reichs Ford Road. This common entrance is platted in plat book 12, page 90.

2. **Connectivity:** This site is not proposed to be connected to any adjacent parcel.
3. **Public Transit:** This site not served by Transit.
4. **Vehicle Parking and Loading §1-19-6.200:** The office portion of the site requires 1 space for every 300 square feet of floor area. Therefore, 5,400 square feet of customer service area requires 19 parking spaces. The Applicant is proposing 17 parking spaces with 3 ADA accessible

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spaces, for a total of 20 parking spaces.

5. **Bicycle Parking §1-19-6.220 (H):** Bicycle parking is not required as part of this application due to the size of the proposed structures.
6. **Pedestrian Circulation and Safety:** There are no pedestrian circulation areas within this site. The use proposed on this site will be industrial in nature, therefore the majority of the site will be restricted to pedestrians. There will be parking areas adjacent to all public buildings with sidewalks proposed in order to provide a safe pedestrian pathway into the structures.

**Public Utilities §1-19-3.300.4 (C):** *Where the proposed development will be served by publicly owned community water and sewer, the facilities shall be adequate to serve the proposed development. Where proposed development will be served by facilities other than publicly owned community water and sewer, the facilities shall meet the requirements of and receive approval from the Maryland Department of the Environment/the Frederick County Health Department.*

### **Findings/Conclusions**

1. **Private Well and Septic:** The water and sewer classification for this site is W-5 and S-5, respectively. There is an approved septic field located on this site. The field has a septic capacity of 450 gallons per day (GPD) for all of the proposed buildings.

The Applicant is proposing a well in the upper northwest corner of the site.

**Natural features §1-19-3.300.4 (D):** *Natural features of the site have been evaluated and to the greatest extent practical maintained in a natural state and incorporated into the design of the development. Evaluation factors include topography, vegetation, sensitive resources, and natural hazards.*

### **Findings/Conclusions**

1. **Topography:** The site sits slightly higher than Reichs Ford Road, although the site is very flat.
2. **Vegetation:** The site contains several large evergreen trees along the northern property line. The remainder of the site is grass.
3. **Natural Hazards:** Based upon information submitted by the Applicant and according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel 0294D, the site does not contain wet soils, wetlands or FEMA floodplains.

**Common Areas §1-19-3.300.4 (E):** *If the plan of development includes common areas and/or facilities, the Planning Commission as a condition of approval may review the ownership, use, and maintenance of such lands or property to ensure the preservation of such areas, property, and facilities for their intended purposes.*

**Findings/Conclusions:** There are no common areas proposed as part of this development.

**Stormwater Management – Chapter 1-15.2:** Stormwater management shall be provided on-site in accordance with the 2000 Maryland SWM Design Manual and the SWM Act of 2007. A sand-filter SWM facility is proposed for the site, and shall be designed for the ultimate development condition of the property. The SWM forebay and sand-filter must be lined with an impermeable liner since they are to be built within known Karst soils, and the forebay is within 50-feet of the approved septic field.

## **APFO – Chapter 1-20:**

1. **Schools.** This Application is exempt from testing due to the commercial use.
2. **Water/Septic.** This Application is exempt from testing due to the site being serviced by private well and septic.
3. **Roads.** This application is exempt from testing due to the site generating no more than 50 trips during the weekday AM and PM peak hours. There are no APFO escrow accounts in the vicinity of the site. An APFO exemption was filed with the site plan and this site is capped at 25 weekday AM and PM peak hour trips.

**Forest Resource – Chapter 1-21:** The forest plan for this project was approved on 5/21/12. FRO mitigation must be provided prior to grading or building permit, whichever is applied for first. Mitigation must be provided via one of the following methods;

1. Forest banking credits in the amount of 0.44 acres of NEW forest credit, or
2. 0.88 acres of EXISTING forest credit, or
3. Payment of fee-in-lieu for 19,166.40 sq ft at the prevailing rate at the time of payment, this site is within the PFA. The rate as of 5/21/12 is \$0.43/ sq ft. (\$8,241.55)

**Historic Preservation – Chapter 1-23:** There are no existing structures on site therefore there are no substantive comments regarding Historic Preservation review agencies.

### **Summary of Agency Comments**

<b>Other Agency or Ordinance Requirements</b>	<b>Comment</b>
<b>Development Review Engineering (DRE):</b>	Approved
<b>Development Review Planning:</b>	Conditional Approval upon addressing all agency comments
<b>State Highway Administration (SHA):</b>	Approved
<b>Div. of Utilities and Solid Waste Mngt. (DUSWM):</b>	Approved
<b>Health Dept.</b>	Approved
<b>Office of Life Safety</b>	Approved
<b>DPDR Traffic Engineering</b>	Approved
<b>Historic Preservation</b>	Approved

## **RECOMMENDATION**

Staff has no objection to conditional approval of the site plan. If the Planning Commission conditionally approves the site plan, the site plan is valid for a period of three (3) years from the date of Planning Commission approval.

### **Conditions**

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, APFO, and FRO requirements.

## **PLANNING COMMISSION ACTION**

### **MOTION TO MODIFY AND APPROVE AS MODIFIED**

I move that the Planning Commission **APPROVE** [Site Plan SP-78-04] **with conditions** as listed in the staff report for the proposed Coffman Recycling Service Site Plan, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.

### **MOTION TO MODIFY AND APPROVE AS MODIFIED**

I move that the Planning Commission **APPROVE** [Site Plan SP-78-04] **with conditions** as listed in the staff report and **MODIFY** by [insert new condition or modification] for the proposed Coffman Recycling Service Site Plan, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.

### **MOTION TO DENY**

I move that the Planning Commission **DENY** [Site Plan SP 78-04] for the proposed Coffman Recycling Service Site Plan, based on the following: